

November 19, 2018

Mr. Fletcher Lacock, Planner III
Department of Community Development
City of Rapid City
300 Sixth Street
Rapid City, SD 57701-5035

Dear Mr. Lacock,

Re: Planning Application for 1780 Skyline Ranch Road

Deb and I reside at 2150 Skyline Ranch Road. I spoke in opposition of the proposed project at 1780 Skyline Ranch Road at the November 8th Rapid City Planning Commission meeting.

The property owner at 1780 Skyline Ranch Road proposes to construct a 52' x 59' metal clad and metal roofed pole-barn building, adjacent to the west, of the existing residence. The proposed building is intended to house multiple pieces of machinery and other goods. The south end of the proposed structure will be a greenhouse. The street facing exterior wall of the greenhouse will be 100% glass – 52' x 10'. A rendering of the proposed building is attached. The proposed building will not look like the adjacent houses and clearly does not conform to the existing residential neighborhood building character and quality.

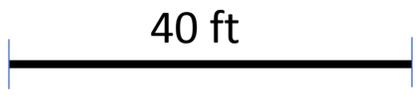
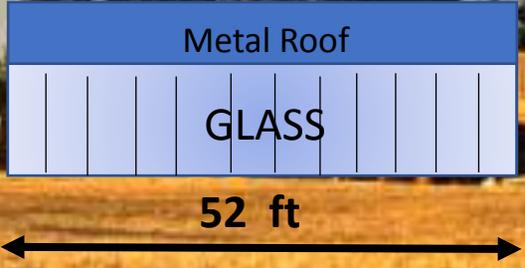
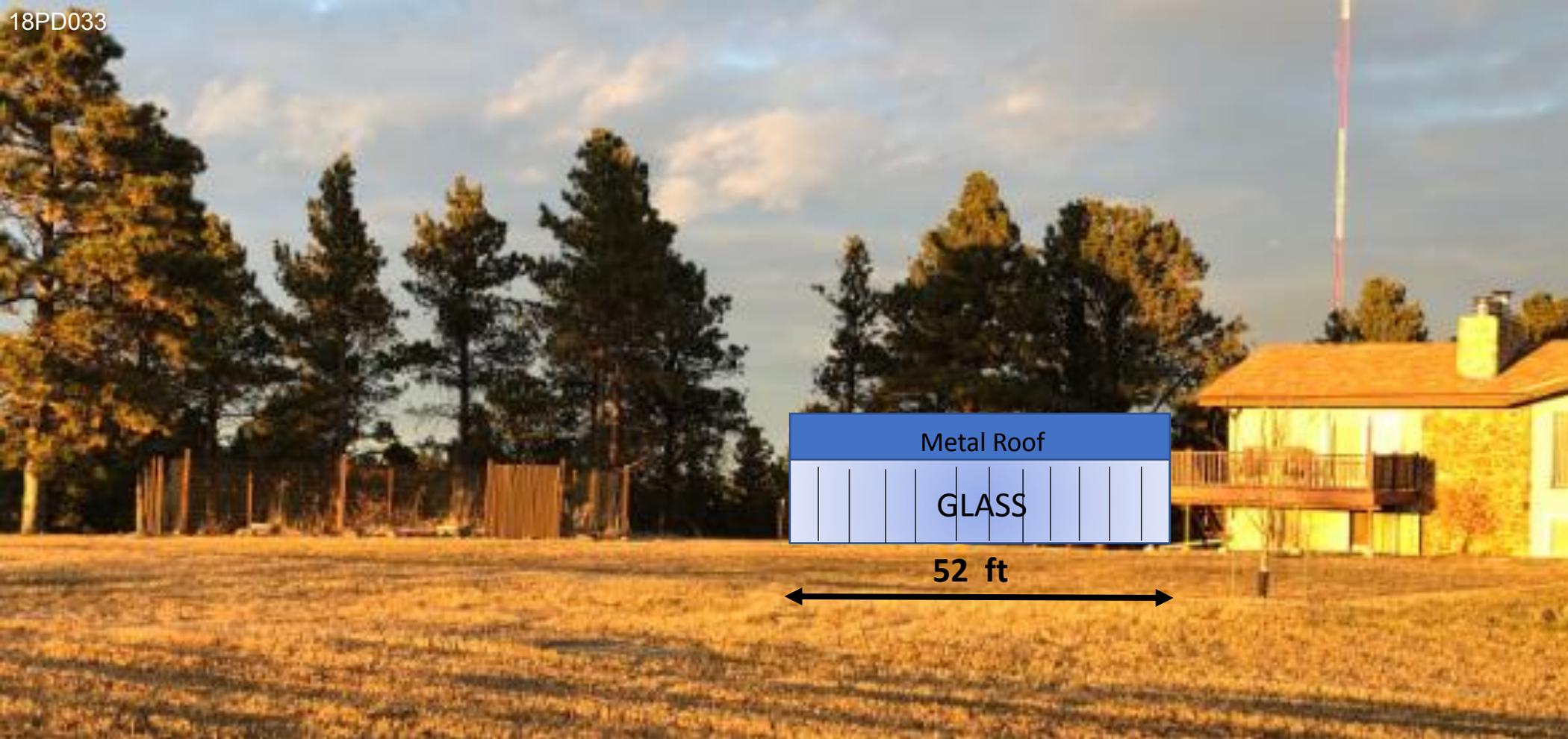
Following the November 8th meeting, various architectural modifications have been proposed and re-submitted to the planning department. The modifications include: added stone veneer and lap-siding on the west elevation only, not on the street side. This effort to soften the commercial and austere look of a metal clad pole-barn will not adequately transform the building to match the neighborhood. The applicant's existing residence at 1780 Skyline Ranch Road is of typical stick-built house with lap-siding and other architectural features and sits on a 6-acre parcel of land. One option may be to propose an alternate location for the proposed structure which would allow it to be removed from view.

There are other larger stand-alone structures in the neighborhood which are mostly hidden from view from Skyline Ranch Road. Those out-buildings that can be easily viewed from a street match the character and construction of the adjacent house.

I will be traveling to Houston for the holiday and regret that I am not able to present this in person. I do hope that the Planning Commission does not approve the construction of the proposed structure as it does not conform and add value to the existing residential area.

Sincerely,

Cliff and Deb Bienert



From: Jay Warren White <drjwwhite@mac.com>
Sent: Tuesday, November 20, 2018 8:59 AM
To: Fisher Vicki <Vicki.Fisher@rcgov.org>
Subject: Skyline Ranch Road Request

Dear Vicki,

The following letter is the response I sent to Paul Jensen in his request for a detached storage building. I am his neighbor to the east.

Re: Jenson Family Trust and Skyline Ranch Road Restrictive Covenant
11/18/2018

Dear Paul,

Pursuant to our conversation earlier this evening, I as a covenant holder in the restrictive covenant of Skyline Ranch Road agree to your building of a separate storage structure but only if the following provisions are met:

1. The architecture should fit with the architecture of your primary residence. The pitch and shape of your roof should match your current home.
2. The siding of the structure should match the siding of your home. It should not be metal siding. I'm pleased to see that you have added stonework to match your house.
3. Based on the footprint of this proposed building it appears larger than the footprint of your primary residence or at least close to the same size. My primary concern is the physical appearance and aesthetics of your proposed storage facility from Skyline Ranch Road. The size would overshadow your home and not fit with the neighborhood. My request is that your building be moved back to the north side of your property so that sidewalls of your storage shed are not visible from skyline Ranch Road as only the roof would be visible from the road. As per our conversation you understand that I initially had plans of building my storage facility closer to my house until the neighbors in our covenant expressed concerns about its size and proximity to my home. I then complied with their request and moved the structure back so that it is tucked behind my house in a less obtrusive location. Dr. Gary Carlson also underwent a similar advisement from the covenant holders so that his building sits back behind his house and carries the same architectural design as his primary residence. This has been an established request by the covenant holders in our neighborhood for storage buildings in the past. The same requests should be followed by you and your project. If you choose to comply with the request of your covenant holder neighbors and move your shop/storage building back to the north making it less visible from the road, it would still accomplish adequate sun exposure for your southern facing greenhouse. This would also allow adequate assessability from your home. It also serves to function as a way of maintaining the aesthetics of the neighborhood by not having outbuildings overshadow the beautiful homes in our subdivision. If you are compliant with these three provisions, then I will except your application for building a secondary structure on your property.

Sincerely,

Dr Jay White
1640 Skyline Ranch Road
Rapid City, SD

Sent from my iPhone

From: Marnie L. Gould [<mailto:marnie@wescomm.com>]
Sent: Tuesday, November 20, 2018 9:38 AM
To: Fisher Vicki
Cc: cpweb
Subject: Jensen Family Trust Planned Development application

Hi Vicki,

Yesterday there was a slip in my mail box asking me to pick up a piece of certified mail at the Post office. It was a letter from Paul Jensen, with a revised drawing of the oversized garage/greenhouse/carport that he wishes to build on his property adjacent to our home on Skyline Ranch Rd. It included an informal form for us to sign, which was intended to indicate our acceptance or rejection of his plans, and he indicated that he expected us to have it returned by self-addressed envelope no later than tomorrow at noon. I returned the form, "rejecting" his plan for the following reasons:

- 1) Due to the size of the structure he wishes to build, the proposed location of the building will make it an undesirable focal point on his property, seen by all who travel on Skyline Ranch Rd. I suggested that Paul reconsider the location of the detached garage/carport/greenhouse to make it less visible from the neighborhood road. This could be accomplished by relocating the 3068 square-foot building further to the north and east, so as to hide the bulk of the building from view. This is what many of our neighbors have done to preserve the natural beauty and open character of our Park Forest District. In other words, why not build the oversized garage and storage building behind his existing home, and far enough down-slope to hide the roofline from passing traffic?
- 2) The original Planned Development Overlay request submitted by his builder, Bob Brandt, indicated that he planned to use metal siding and a metal roofing material. I would not be amenable to those building materials. In the letter we received Monday, I noted that he had made changes to his planned construction materials, and I deem these to be satisfactory, as long as no metal is used for siding or roofing.
- 3) Due to the large number of ponderosa pine trees he had had removed from his property, there is very little buffer remaining on his property to shield the building from the view of those people who use J.W. Gould Memorial Drive on a daily basis, and from my property on the west side of that road. I request that the Planning Committee recommend to change the setback for this oversized building from J. W. Gould Memorial Drive to be no less than 100 feet. It would have been nice if had had merely trimmed the previously existing trees to a height recommended by the Rapid City Fire Department for fire safety, rather than removing so many trees that could have served as a buffer to the large structure.

Mike and I were unable to attend the original planning meeting when this project was discussed because we had been traveling outside of the country. I do plan to be there tomorrow to express my concerns.

Thank you.

Marnie Gould
390-8889
1850 Skyline Ranch Rd.
Rapid City, SD 57709
1N-07E Sec 14, Unplatted SE1/4SW1/4SW1/4NW1/4;E1/2NW1/4NW1/4SD1/4

From: Michael Ramey [<mailto:michaelramey313@gmail.com>]
Sent: Tuesday, November 20, 2018 11:11 AM
To: cpweb
Subject: Proposal for 1780 Skyline Ranch Rd.

Rapid City Planning Committee,

My name is Michael Ramey and I reside at 4190 Skyline Ranch Ct, Rapid City, SD 57701. My property is South of Mr. Jensen who resides at 1780 Skyline Ranch Road. Mr. Jensen is currently proposing to build a large structure on his property. The structure will be visible from Skyline Ranch Road and therefore should conform to the covenant. This means the structure should match the character and quality of the home at 1780 Skyline Ranch Road. The plans do not indicate that it will be built to this standard. If it is not built to this quality, then the structure should be built in another location that would not be visible from Skyline Ranch Road. It should not be built as planned.

Thank you for your time and consideration,

Michael Ramey
4190 Skyline Ranch Ct, Rapid City, SD 57701

November 19, 2018

VIA EMAIL ONLY (Vicki.Fisher@rcgov.org)

Ms. Vicki Fisher
Department of Community Development
City of Rapid City
300 Sixth Street
Rapid City, SD 57701-5035

RE: Planning Application for 1780 Skyline Ranch Road

Dear Ms. Fisher,

We reside at 2109 Skyline Ranch Road. The legal description of our property is: S15, T1N, R07E, Black Hills Meridian, SW1/4 NE1/4 SE1/4; N1/2 SE1/4 NE1/4 SE 1/4, comprising 15 acres. We purchased the property in 1975 and have built two homes on the property.

We are opposed to the application for planned development submitted by Jensen Family Trust/Paul Jensen for the following reasons:

1. The proposed structure, comprising 3,068 square feet, is nearly as big as the existing home. As proposed, it will not blend with the existing dwelling. It will not look anything like the adjacent houses and clearly does not conform to the existing residential neighborhood in terms of building character, style and quality.
2. The applicant's effort to soften the commercial and austere look of a metal clad pole-barn will not adequately transform the building to match the neighborhood. The applicant's existing residence at 1780 Skyline Ranch Road is of typical stick-built house with lap-siding and other architectural features and sits on a 6-acre parcel of land.
3. There are other larger stand-alone structures in the neighborhood which are mostly hidden from view from Skyline Ranch Road. Those out-buildings that can be easily viewed from a street match the character and construction of the adjacent house.

We are both elderly and unable to leave our home to attend the hearing on 11/21/2018. We do however wish to voice our objections to the proposed development plan. We request that the Planning Commission not approve the construction of the proposed structure as it does not conform to the existing residential area.

Sincerely,
Don and Frankie Shultz



November 21, 2018

VIA EMAIL ONLY:

Ken.Young@rcgov.org

Fletcher.Lacock@rcgov.org

Ken Young, Director
Fletcher Lacock, AICP
Community Planning and Development
300 Sixth Street
Rapid City, SD 57701

RE: 18PD033 – Section 14, T1N, R7E, Planning Application for 1780 Skyline Ranch Road

Dear Sirs:

We are the sole members of the LGE Land, LLC, and own a 5-acre lot located at 2221 Skyline Ranch Road ("Lot"). Our LLC purchased the lot in February 2018 and we are in the process of designing a single family residence that will be constructed on the Lot.

We are opposed to the application for planned development submitted by Jensen Family Trust/Paul Jensen, as proposed, for the following reasons:

1. The current design of the proposed structure does not conform to the appearances and designs of the homes and structures currently existing within the neighborhood and development.
2. The size of the proposed structure is essentially as large as the residence already built on the property. The imposing size of the proposed structure – especially at the proposed location – does not conform to the general aesthetics of the neighborhood and development. We would remove our objection in the event the proposed structure is located on the 7-acre lot in such a manner that it is not visible from the Skyline Ranch Road.
3. The proposed structure does not conform to the covenants that run with the land and are intended to protect property values of the neighboring landowners.

We are traveling out of state for business on December 6, 2018 and will be unable to attend the hearing scheduled for this matter before the Rapid City Planning Commission.

Sincerely,



Linden R. Evans
Attorney
Member, LGE Land, LLC



Gloria D. Evans
Member, LGE Land, LLC